

**TOWN OF ST. LEO**  
**COMMISSION MEETING AND PUBLIC HEARING**  
**April 11, 2011**  
**7:00 PM**

**OPENING** – Mayor Hamilton

**INVOCATION AND PLEDGE OF ALLEGIANCE** – Commissioner DeWitt

**ROLL CALL**

Donna DeWitt, O.S.B. – Mayor Pro Tem  
Richard Christmas – Commissioner  
William E. Hamilton, - Mayor  
John “Jack” Gardner – Commissioner  
Robert Courtney – Commissioner

**STAFF**

Joan Miller - Town Clerk  
Patty Petruff – Town Attorney  
Jan Norsoph – Town Planner

**IN ATTENDANCE**

Frank Mezzanini	Eric Pierce
Michael Gradisher	Charles and Cindy Waller
Dan Fowler	Ronnie Deese
Mike Madagan	Dan Fowler
Mary Stolz	Tom Wieland
John Fantone	Gail Reilly
Robin Kelly Jr.	Jeff Aker
In total more than 45 interested parties attended this meeting.	

**MINUTES**

**MOTION: TO APPROVE THE MINUTES OF THE COMMISSION MEETING HELD ON MARCH 14, 2011.**

**MOTION BY:** Commissioner Christmas

**SECOND BY:** Commissioner Gardner

Discussion.

**VOTE:** Unanimous for Approval, 5/0

**EXPENSES AND BUDGET REVIEW**

**MOTION: TO ACCEPT FINANCIAL REPORT DATED APRIL 11, 2011.**

**MOTION BY:** Commissioner Christmas

**SECOND BY:** Commissioner DeWitt

Discussion.

**VOTE:** Unanimous for Approval, 5/0

**MAYORS REPORT**

**SUNCOAST LEAGUE OF CITIES**

The next Suncoast League meeting will be held on April 16, 2011 all commissioners are invited to attend.

**COMMISSION REPORT** - none

**PLANNER REPORT**

**SLU PUD # 10-A MINOR MODIFICATION**

Planner Norsoph gave an application overview which included the projects that changes leading to the modification of the Saint Leo University PUD. The projects include: an increase in student residence buildings, a design change to the parking garage with playing field and a relocation of a reclaimed water storage pond. Some projects moving from a long term to a more current status are: the Intramural Field, the Practice Field and the Admission and Security Infill. These projects are in the overall master plan and each project will be presented before the commission for individual site plans review and approval.

The Staff Report recommended approval to the PUD Minor Modifications Request with conditions.

Dan Fowler spoke on behalf of Saint Leo University providing clarification of the projects which led to the PUD Minor Modification.

Questions and comments were taken from the audience. Mr. Deese asked if any of the PUD modifications were necessary for the new practice and intramural fields. Planner Norsoph replied that the general modifications to the PUD would approve the projects in general but that each project would still have to go through specific site plan approvals for specific changes. Attorney Petruff added that the minor modification moves up the timeline of the projects.

Attorney Petruff explained the meeting agenda to the citizens and how to proceed. Questions and comments were taken from the audience and were clarified by Planner Norsoph. Minor modification changes to the PUD would not affect the Practice Field Site Plan Review and Variance at this time. No other questions pertaining came from the commission or public.

**MOTION: TO APPROVE RESOLUTION NO. 11-03, RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION APPROVING PUD #10-A MINOR MODIFICATION #1 : SAINT LEO UNIVERSITY CAMPUS MASTER PLAN WITH CONDITIONS STATED IN THE STAFF RECOMMENDATION REPORT.**

**MOTION BY:** Commissioner Christmas

**SECOND BY:** Commissioner DeWitt

Discussion.

**VOTE:** Unanimous for Approval 5/0

**SLU NEW STUDENT HOUSING SITE PLAN REVIEW #11-B**

Planner Norsoph gave a site plan application review and overview of the student housing project and conditions for consideration.

Frank Mezzanini and Dan Fowler spoke on behalf of Saint Leo University to provide clarification pertaining to the project and reasoning to step up the construction of the dormitory buildings.

The Staff Report recommended approval to the site plan for student housing with conditions.

There were no questions or comments from the citizens.

**MOTION: TO APPROVE RESOLUTION NO. 11-04, RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION APPROVING SAINT LEO UNIVERSITY INC. STUDENT HOUSING SITE PLAN REVIEW (SPR #11-B) WITH CONDITIONS STATED IN THE STAFF RECOMMENDATION REPORT.**

**MOTION BY:** Commissioner Christmas

**SECOND BY:** Commissioner Gardner

Discussion.

**VOTE:** Unanimous for Approval 5/0

**SLU INTRAMURAL FIELD SITE PLAN REVIEW #11-C**

Planner Norsoph gave a site plan application review and overview of the intramural field project and conditions for consideration.

Dan Fowler spoke on behalf of Saint Leo University providing clarification pertaining to the project and landscaping.

The Staff Report recommended approval to the intramural field site plans with conditions.

Public comment was received from the citizens. Questions included defining the term “open space”, lighting and landscaping requirements.

**MOTION: TO APPROVE RESOLUTION NO. 11-05, RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION APPROVING SAINT LEO UNIVERSITY INC. INTRAMURAL FIELD SITE PLAN REVIEW (SPR #11-C) WITH CONDITIONS STATED IN THE STAFF RECOMMENDATION REPORT ADDING THE FOLLOWING STIPULATION TO SECTION C, #2, "PUBLIC NOTICE SHALL BE PROVIDED IN ACCORDANCE WITH LAND DEVELOPMENT CODE REQUIREMENTS FOR THE LANDSCAPE AND LIGHTING PLANS.**

**MOTION BY:** Commissioner Christmas

**SECOND BY:** Commissioner Gardner

Discussion.

**VOTE:** Unanimous for Approval 5/0

### **PUBLIC HEARING**

**SLU TREE REMOVAL REVIEW TRP # 11-A – The public hearing was opened.**

Clerk Miller swore in all persons that chose to speak during the public hearing. Planner Norsoph gave the tree removal application review and overview of options for consideration.

Attorney Petruff asked the commission if they wanted the two public hearing agenda items to be combined or discussed independently. The commission decided to combine the tree removal and practice field site plan items together so that all information would be given prior to discussion. Planner Norsoph was directed to continue.

**SLU PRACTICE FIELD SITE PLAN/VARIANCE SPR/VAR #11-A**

Planner Norsoph gave an application review and overview of the practice field site plan with options and conditions for consideration.

Dan Fowler spoke on behalf of Saint Leo University explaining how projects at the university are interrelated and how the planned development will take place. He described drainage, site plan, and landscape buffering work that is required to complete the practice field project. Mr. Fowler told the commission that recently the Lake Jovita residents met with Saint Leo University officials so that the project sites could be viewed and information shared with Lake Jovita residents, prior to tonight's meeting.

The commission asked questions about the project.

The public hearing was open to the public. Questions and comments were made regarding berms and landscaping. A request was made for the commission to table any decision at tonight's meeting so that Lake Jovita residents could obtain independent consult regarding construction options that may not have already been considered.

Discussion.

**MOTION: TO CONTINUE THE PUBLIC HEARING OF THE REMOVAL OF TREES TRP #11-A AND OF THE PRACTICE FIELD SPR/VAR #11-A UNTIL THE MAY 9<sup>TH</sup> MEETING.**

**MOTION BY:** Commissioner Gardner

Discussion.

**SECOND:** Commissioner Courtney

Discussion.

**VOTE:** Unanimous, 5/0 vote

**9:10 PM – 10 MINUTE BREAK (Commissioner Courtney left the meeting)**

**ATTORNEY REPORT**  
**CHRISTMAS DRIVE**

The title search has been slowed due to the absence of a reference point of the railroad right of way on the most recent road survey. Commissioner Christmas provided Clerk Miller with an old survey this afternoon fulfilling that need, that should assist in the completion of this project.

**SR 52 MULTI-TRAIL**

Mayor Hamilton stated that he learned this afternoon that the Schrader Family and the Midili Family decided to not support the multi-use trail project.

Attorney Petruff was directed to contact Pasco County to see if the multi-use trail could be constructed between Holy Name Monastery and Saint Leo University.

**CLERKS REPORT**

Clerk Miller stated that there would be a public hearing for the purpose of extending the time period for use of construction trailers used by Creative Contractors at Saint Leo University. This Public Hearing would be at the May 09, 2011, Commission Meeting.

**OLD BUSINESS**  
**TOWN HALL SIGN**

Two sign contractors provided quotes for a monument style sign. Only one contractor attended this evening.

The commission decided to have the new sign constructed in the same area that our present sign was.

Mary Stolz, of DesignsPlus, described the options that are included in her quote.

**MOTION: THE MAYOR IS AUTHORIZED THE PURCHASE OF A SIGN FROM DESIGNSPLUS. THE SIGN IS TO BE SANDBLASTED COROFOAM WITH THE SELECTED OVERALL DESIGN (DESIGN #2) HAVING ALUMINUM POST SUPPORT (DESIGN #3) WITH A COST NOT TO EXCEED MORE THAN \$3000.**

**MOTION BY:** Commissioner Christmas

**SECOND BY:** Commissioner Gardner

Discussion.

**VOTE:** All, Approved 4/0

**TOWN HALL FLAGPOLE** – May be discussed at a future meeting

**SECURITY** The Aiphone Security system was discussed. Clerk will check to see what options are available for this unit.

**MOTION: TO PURCHASE AIPHONE SECURITY SYSTEM.**

**MOTION BY:** Commissioner Gardner

**SECOND BY:** Commissioner DeWitt

**VOTE:** All, Approved 4/0

**POMPANIC STREET INTER LOCAL AGREEMENT** – Mayor Roy Pierce, San Antonio

Mayor Pierce attended and represented the San Antonio City commission. He stated that the San Antonio Commission rejected the document as it is written.

Mayor Pierce said that San Antonio does not have a map of the maintained Right of Way of Pompanic Street and to the best of his knowledge the city has not claimed right of way by- maintenance of this street.

He said that there will be two new San Antonio commissioners sworn in next month and that commission views may change regarding this Interlocal agreement.

**NEW BUSINESS** –

Deputy Spears has been transferred to Pasco County Sheriff Aviation Department. He has been replaced by Deputy Mike Molasso.

**ADJOURNMENT**

**MOTION: TO ADJOURN MEETING AT 10:35 P.M.**

**MOTION BY:** Commissioner Gardner

**SECOND BY:** Commissioner DeWitt

**VOTE:** Unanimous for Approval, 4/0

Respectfully,  
Joan Miller, C.M.C.